

**CITY OF REDMOND
DESIGN REVIEW BOARD
March 3, 2016**

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: Chairman David Scott Meade, Craig Krueger, Henry Liu, Kevin Sutton and Renard Mun

EXCUSED ABSENCES: Scott Waggoner

STAFF PRESENT: David Lee, Senior Planner

RECORDING SECRETARY: Susan Trapp *with* Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

CALL TO ORDER

The Design Review Board meeting was called to order by Chairman David Scott Meade at 7:04 p.m.

MINUTES

Approval of the February 4, 2016 Meeting Minutes were tabled as only two of the three Board Members present at that meeting were in attendance.

PRE-APPLICATION

LAND-2016-00239, AVA at Esterra Park Block 8

Description: The proposed project is for a 330-unit (479,350 sq. ft.) and multi-family project set within Block 8 of the Esterra Park/Capstone/Group Health development

Location: TBD pending review by City of Redmond, parcel number: 0673100050

Contact: David Kelley with Ankrom Moisan Architects

Staff Contact: David Lee, 425-556-2418 or dlee@redmond.gov

Mr. Lee asked the Board to sign a Records Request for the City Clerk and then gave a brief overview of the project on behalf of the applicant.

Mr. Derek Bottles, Avalon Bay Communities, the developer, stated that the purpose of the presentation was to introduce the proposal for massing on Block 8 of Esterra Park as part of the Master Development. Block 7 would be opening in a few days. There is almost 40 feet of fall across the site providing opportunities and challenges. The proposal included between 320 and 340 units and below grade parking for 450 cars.

Mr. David Kelley, Ankrom Moisan Architects, reported that the goal was to create a healthy and successful residential community serving the needs of a growing younger population of the adjacent Microsoft campus. The scale, context and character should fit with the surrounding Esterra Park Development and the neighborhood. At this meeting, approval of the massing would be requested and two design departures would be shared. In the Master Plan configuration, Block 8 is toward the center of the development. Blocks 4 and 7 along 152nd are nearing completion. The overall development goal focused on a mixed-use community including offices, residential units and retail surrounding a 2½ acre park. The spine road and major connection through the overall site is 27th Avenue.

Mr. Andika Mruandi, Ankrom Moisan Architects, reported that Block 8 is a prominent location at the park. The strategy was to create a massing which responds well to the site contour, topography and

neighborhood character as well as to reinforce open space connectivity between the project, park and adjacent projects. Three siding options were created, but the third was the preferred plan as it provides a strong connection between the courtyard and park at the northwest corner. The lobby and access to the courtyard and the amenity space would activate the 27th Street façade breaking up the mass, providing an integrated pedestrian path along 27th Street. The concept of a hub, a device which connects multiple computers called clusters within a network, was used to group the residential units orbiting around the courtyard, or hub. Mr. Mruandi believed the massing approach was appropriate as it allowed the building to respond to different contexts presented along the site.

Mr. Kelley continued with automobile and pedestrian access. The main car entry would be on 153rd on the west side with adjacent bike storage entry next door. Internal loading access would be available on the south side along 153rd. The major building entry would be located on 27th Street as well as a stair connecting the sidewalk to the courtyard. A gate would be located at the top of the stair, but opportunities for public activity at the property line would be available. Esterra Park has unique design standards which are being carefully considered. Due to grade, all parking would be either hidden behind active uses of the lobby and amenity space or walk-up style units along 153rd. The amenity space fronts the courtyard and also has views to the park across the spine road. At level 7, the building breaks following grade.

Mr. Mruandi presented a development sketch showing conceptual massing. Active usage on the ground level would provide a strong connection to the adjacent parcel and park. On 153rd Street, a generous setback provides opportunity for varying levels of privacy from curbside to the entry. The building and courtyard entrance design provide good pedestrian scale experience and ground level activation. The glass door front provides transparency to amenity spaces inside. Shadow impact from the building mass was not significant except for a limited impact in winter over the portion of the park which is not activated. The building is currently under the Building Code height limit and Zoning Code. Colors were not final.

The base is strongly expressed by the amenity, leasing spaces and courtyard steps. The middle is expressed with vertical or horizontal window groupings with trim for articulation, accent panels and balcony recesses. The top is expressed with dynamic sloping. Mr. Mruandi requested a departure in the depth of modulation as the 25% requirement is met, but with the dynamic façade and modulation between clusters, the design imprint of the zoning code should be met also. A contemporary and urban look is hoped for with a combination of metal panels, stone tile and wood composite accent panels. Fiber cement panel would be used on the north façade and a combination of fiber cement panel, metal panel and wood composite accent panels on the other facades. Mr. Mruandi also proposed using higher-end quality fiber cement in combination with other materials and this request has been honored with other previous projects in the park.

Mr. Mark Brumbaugh added that the same departure in materials was used on buildings 4 and 7. Setting the buildings further from the street allows more landscape between the curb and building. The three layers of landscape are the streetscape, with a 10% slope and where the grand stair meets the public space; the lobby with public seating; and ground level access for the units on 153rd. The courtyard is larger than buildings 4 and 7, but in scale with size. There is a small deck on the green roof level. A specific area is being designed to encourage use by pets.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Asked to hear more around the trees on the south side. Mr. Brumbaugh replied that no existing trees would be preserved on the site. There is a chance that a road connection will be requested by the City on 26th Street. Mr. Krueger stated that the south side would face Overlake Village with the Transit Center and the interface would be important.
- Asked about eastside pathway. Mr. Brumbaugh replied that the pathway would more than likely become a small scale road.

- Liked the massing and the dramatic urban feel at the corner. Proportion of materials at the south and east elevation modulation departures asked for will be interesting to see at the next presentation. The orientation of the courtyard would be important.
- Asked about the high parking ratio as Light Rail may reduce the number of cars. Mr. Bottles replied that the number of cars may go down; however, the Redmond Code is for approximately 400. The parking situation was being reviewed in perspective to the entire site.
- Asked how design standards in this neighborhood were different from other parts of Redmond. Mr. Kelley replied that pedestrian scale, mix of uses where auto access is required or not allowed, quality of materials and the influence of the park are considerations.

Mr. Liu:

- Asked for clarification on the south side access to the Transit Center and east private roads. Mr. Brumbaugh replied that cooperation between King County and Redmond is needed for connections and both sides are in negotiation.
- Liked the mass planning, placing the focal point on the northwest corner, which is an entry point from 26th Street, but believed the corner should be more open for safe drop-off activity.
- Asked about the height of the parapet. Mr. Mruandi replied that the flat roof will be lower.
- Asked about the height of the parapet in regard to shade. Mr. Kelley explained that the slope of the parapet was meant to create a dynamic form for the cluster.
- Asked if the courtyard would be shaded year-round and Mr. Kelley reported that a solar study had not been done for the courtyard, but there would be sunlight during the usable times of spring, summer and fall.
- Pointed out a gap on the south side. Mr. Kelley stated that the cover page Mr. Liu is referring to is preliminary in the beginning of design, but at this time a gap towards the park is still important for use.

Mr. Sutton:

- Asked what would be done with street space if requested flexibility on modulation was granted. Mr. Brumbaugh stated that the streetscape would be at grade with green space in order to obtain more light between buildings. Mr. Sutton stated that the detail would be interesting to see at the next presentation.
- Asked about the height difference between the courtyard and street. Mr. Brumbaugh replied that the difference was 20 feet. Mr. Bottles stated that more work needed to be done.
- Suggested that the stairs be considered a miniature public park in itself and the massing was a fine start.

Mr. Mun:

- Liked the site plan and clusters. The west elevation at the pedestrian level is residential and should be studied more in regards to pedestrian views into residential windows.
- Suggested that the northwest corner could be treated as a public area rather than private.
- Suggested that a transition from inside the courtyard to outside needs more study.
- Expressed that the plan was very good.

Chairman Meade:

- Stated that the comment that all the other projects had used fiber cement was not correct, but fiber cement had been approved on two adjacent blocks and approval of fiber cement was realistic. Extensive study was conducted prior to making the decision to approve previously around color and form and extreme creativity should be used in the application of material so use can be supported by the Board.
- Commented that the frontage public stair area was primary, not just as a landscape piece, but as a public plaza.

Mr. Krueger:

- Stated that if there was an opportunity, turning the frontage stair area into a public plaza was desirable but if not, the design should reflect something similar.
- Stated that massing studies were a good start and hoped that modulation in form and color would be brought back.
- Suggested changing the massing to bring more elevation to the south side and dropping the south side in order to make the staircase more visible as well as to allow for more sunlight to the park.

Chairman Meade:

- Stated that the stair should be accentuated to possibly a Spanish step feel to attract the public.

Mr. Krueger:

- Asked if the plan presented represented how the park had evolved from a design standpoint and Mr. Brumbaugh replied yes. The park would be shown in context with the site to compare how the two relate to each other at the next presentation.

ADJOURNMENT

IT WAS MOVED BY MR. SUTTON AND SECONDED BY MR. KRUEGER TO ADJOURN THE MEETING AT 7:57 P.M. MOTION APPROVED (5-0).

**April 21, 2016
MINUTES APPROVED ON**


RECORDING SECRETARY